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NAS PENSACOLA  
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LETTER AND COMMENTS FROM U S NAVY REGARDING PROPOSED CONSERVATION  
EASEMENT AT TROUT POINT NAS PENSACOLA FL  
2/10/1997  
NAVFAC SOUTHERN



DEPARTMENT OF THE NAVY  
NAVAL FACILITIES ENGINEERING COMMAND  
200 STOVALL STREET  
ALEXANDRIA, VA 22332 2300

IN REPLY REFER TO

10 February 1997

From: Commander, Naval Facilities Engineering Command  
To: Commanding Officer, Southern Division, Naval Facilities Engineering Command

Subj: PROPOSED CONSERVATION EASEMENT AT TROUT POINT, NAVAL AIR STATION, PENSACOLA, FLORIDA

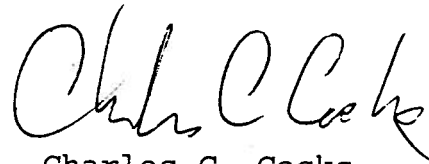
Ref: (a) SOUTHDIV letter of 22 January 1997 w/ encls.  
(b) 10 U.S.C. 2668 and 2669  
(c) 40 U.S.C. 319 and 345c  
(d) 43 U.S.C. 961  
(e) Part 203 of the Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. 484)  
(f) COMNAVFACENGCOM letter of 2 July 1996: GUIDELINES FOR ESTABLISHMENT OF ECOLOGICAL AREAS

1. Reference (a) requested our comments on the proposed subject conservation easement. Our statutory authority for entering into easements is contained in references (b-d). I am advised by Counsel that this authority does not include the authority to enter into conservation easements. Unlike a normal easement which provides for nonexclusive use of our property for a specific purpose by the grantee, a conservation easement is in essence, the disposal of our right to use the property for other than limited purpose. As such, this comes under the purview of the General Services Administration pursuant to reference (e).

2. It is my understanding that we own Trout Point to ensure that development does not take place on the property that would threaten the approach to Sherman Field, which is a key to the military training mission at NAS Pensacola. However we do not need to dispose of our property rights to ensure that the property remains undeveloped. We currently have the authority to designate significant natural areas as Ecological Reserve Areas (ERAs) for conservation and educational purposes, without having to convey a conservation easement. Reference (f) applies.

Subj: PROPOSED CONSERVATION EASEMENT AT TROUT POINT, NAVAL AIR  
STATION, PENSACOLA, FLORIDA

4. If you care to discuss this further please call me at (703)  
325-7342.



Charles C. Cocks  
By direction

Copy to: (w/o encls)  
CNET (N4)  
CNATRA  
COMTRAWING SIX  
NAS PENSACOLA